

HARWINTON ZONING COMMISSION
MONDAY, SEPTEMBER 9, 2019
TOWN HALL 7:00 P.M.

Present: Chairwoman Michelle Rewenko, Cynthia Kasey, Matthew Szydlo, Deborah Kovall, ZEO Troy LaMere and LUC Polly Redmond

Absent: Daniel Thurston, Alternate Member Don Truskauskas and Alternate Member Theodore Root

PLEDGE OF ALLEGIANCE

1. OPEN MEETING – ESTABLISH QUORUM.

Chairwoman Rewenko called the meeting to order at 7:00 p.m. All regular members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 7/8/19, 7/22/19 and 8/12/19 and 8/26/19

M. Szydlo **motioned** to approve the minutes of 7/22/19, seconded by D. Kovall. Motion passed with M. Szydlo, D. Kovall and M. Rewenko voting. All others abstain from vote due to their absence at the 7/22/19 meeting.

The minutes of 7/8/19, 8/12/19 and 8/26/19 are tabled due to lack of a voting quorum.

3. PUBLIC COMMENT. None.

4. BUMPER BROOK ESTATES, LLC – APPLICATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL FOR CONSTRUCTION OF 36 UNIT ELDERLY HOUSING COMPLEX, TWENTY-FOUR BUMPER ROAD, ASSESSORS MAP NOS. A8-03-03, A8-03-04 AND A8-03-06.

Atty. William J. Tracy is present to represent and informs the Commission that this application is the same application that was withdrawn 6/14/18 due to statutory time limits that ran out while waiting for sewer approval. It is a new application though and will need a new public hearing that he asks to be put down for 9/23/19. He doesn't expect the public hearing to be carried on too long since it will be just a recap of what was previously submitted in the first application just to refresh people's memories. In order to be in compliance with State Statutes, the public hearing must be held within 35 days of accepting the application. If the Zoning Commission pushes the hearing date to 10/15/19, it would violate the statute (37 days).

C. Kasey **motioned** to set the public hearing date for **Monday, September 23, 2019** at 7:00 p.m. in the town hall immediately following a first public hearing. M. Szydlo seconded the motion and it passed unanimously.

5. COMPLAINTS/ENFORCEMENT ACTIONS.

ZEO Troy LaMere informs the Commission of his visit to 508 Hill Road (property owned by Ralph Johnson and occupied by Ron Conroy) with resident state troopers and met with Ron Conroy. ZEO LaMere states that at least ten (10) unregistered vehicle were being stored on the property as well as commercial vehicles. He was told by Mr. Conroy that the process of removing the commercial vehicles has begun and that they will be moved to property owned by Ralph Johnson off Valley Road, another Country Residential zone, and will register the vehicles as farm equipment. ZEO LaMere informs the Commission that he has many pictures on his phone that he will have printed out.

Nancy Schnyer (535 Hill Road, complainant) and Merrill French (522 Hill Road) are present and speak of the noise taking place at all hours of the night and early morning at 508 Hill Road as trucks are being worked on under bright flood lights and left to idle for hours.

Property owner Ralph Johnson arrives at this time (7:15 p.m.) and states that he thought that Mr. Conroy has already taken "a lot of stuff" off the property although he admits he hasn't been to the property in some time.

D. Kovall states that since pictures have now been taken by the ZEO and the police have visited the property, she believes it is time to issue a Cease and Desist Order to the property owner.

Occupant Ron Conroy arrives at this time (7:25 p.m.) and is updated on conversations that took place prior to his arrival.

M. Szydlo **motioned** to instruct ZEO Troy LaMere to issue a Cease and Desist Order to property owner Ralph Johnson, instructing him to remove all commercial and unregistered vehicles within ten (10) days of receiving the notice, seconded by D. Kovall. Motion passed unanimously.

Ron Conroy informed ZEO LaMere that he will contact him in a couple of weeks after the property at 508 Hill Road has been cleared of vehicles for him to inspect again.

Other Complaint: D. Kovall informs ZEO LaMere that Peter Hock, 797 Hill Road, is active again in processing material on his property. She will submit another written complaint to the Commission for further action.

6. ANY OTHER BUSINESS.

Dan and Kathy Aquilante, 160 Hill Road, are present. They have been working on the former Wilcox house and decided they would like to keep the structure in place and use it as a work studio for themselves. Their future plans are to replace two barns on the property and build a house that they live in. In order for them to contract with the contractor, Sand Creek Post & Beam, they are required to put down \$20,000 to begin designing the house that will have a barn-like design. LUC Redmond asked the Aquilante's to attend tonight's meeting to make certain that the use of the former Wilcox home could be used as a private studio. Mrs. Aquilante states that the "Stone Cottage" (Wilcox home) will not have a kitchen but eventually they will put in a clean-up sink and a half-bath. Commissioners agree that the former Wilcox House, now to be known as "Stone Cottage" can be used as a private studio. They are informed that when they are ready to build, they will need to provide this Commission with a site plan application accompanied by engineered site plans.

7. CORRESPONDENCE.

Correspondence from Atty. Stephen Byrne dated 9/3/19 has been received in regards to pending litigation. Each Commissioner reads the letter.

8. INVOICES.

C. Kasey **motioned** to approve the invoice of ZEO Troy LaMere for work done in August totaling five (5) hours. M. Szydlo seconded the motion and it passed unanimously.

9. ADJOURN.

C. Kasey **motioned** to adjourn the meeting at 8:00 p.m., seconded by M. Szydlo. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

RECEIVED FOR RECORD AT HARWINTON CT
ON 9-12-19 AT 1:50pm
ATTEST TOWN CLERK *James J. Boyan*